

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

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Code Compliance Report

August 24, 2009

HOUSING AND REDEV AUTHORITY 25 FOURTH ST W ST PAUL MN 55102-1634

Re: 326 Maria Ave File#: 09 257424 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 20, 2009.

Please be advised that this report is accurate and correct as of the date August 24, 2009. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from August 24, 2009. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Insure basement cellar floor is even, cleanable and all holes are filled
- Install plinth blocks under posts in basement
- Tuck Point interior/exterior of foundation as necessary
- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Permanently secure top and bottom of support posts in an approved manner
- Cover water meter pit with concrete or decay resistant, screw down cover
- Provide adequate access, ventilation and clearance in crawl space area
- Provide one hour fire resistive barrier per code between the garage and dwelling
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Strap or support top of stair stringers
- Install tempered or safety glass in window over bathtub to code
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
- Provide complete storms and screens, in good repair for all door and window openings
- Provide operable hardware at all doors and windows

- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner
- Re-level structure as much as is practical
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft, one-half of which shall operate; and all bedroom windows shall meet emergency escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Provide general clean-up of premise
- Provide weather sealed, air sealed and vermin sealed exterior
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of garage if rebuilt.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around garage to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Repair chimney in an approved manner.
- Install address numbers visible from street and alley.
- Provide durable, dustless parking surface as specified in the zoning code.
- Provide ground cover capable of controlling sediment and erosion.
- Close in open stair risers to maintain an opening no greater than 4 inches
- A building permit is required to correct the above deficiencies
- Replace first floor kitchen cabinet floor at sink.
- Install tempered glass at basement stair window.
- Repair foundation walls and tuck point or plaster as needed after proper drainage is corrected on exterior of building.
- Remove second floor kitchen from building to convert to single family dwelling.
- Remove rear garage and stairs to second floor. If to be rebuilt, submit plans to DSI for permits.
- Replace south side porch roof.

ELECTRICAL Inspector: Jamie McNamara Phone: 651-266-9037

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Ground bathroom light in first bathroom and disconnect receptacle on fixture
- Install globe-type enclosed light fixture on all closet lights
- Remove all cord wiring
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Install exterior lights at front/side/back door
- First floor both family rooms add 4th receptacle.
- Second floor unit 3, add 4th receptacle to family room and second receptacle to bedroom.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).

PLUMBING Inspector: Rick Jacobs Phone: 651-266-9054

- Basement Gas Piping dryer gas shutoff; connector or piping incorrect
- Basement Gas Piping Need drip tee on dryer gas remove any unused gas pipe to main and cap.
- Basement Gas Piping replace corroded piping
- Basement Laundry Tub unvented
- Basement Laundry Tub waste incorrect
- Basement Laundry Tub water piping incorrect
- Basement Soil and Waste Piping improper connections, transitions, fittings or pipe usage
- Basement Soil and Waste Piping Remove all saddles and hex bushings on waste and vent pipe. Remove all Fernco's and unapproved fittings.

- Basement Soil and Waste Piping improper pipe supports
- Basement Soil and Waste Piping no front sewer clean out; no soil stack base clean out
- Basement Soil and Waste Piping unplugged or open piping; back pitched piping
- Basement Water Heater Vent must be in chimney liner
- Basement Water Heater Water piping incorrect
- Basement Water Heater not fired or in service
- Basement Water Meter corroded piping; incorrect piping
- Basement Water Meter meter is removed or not in service
- Basement Water Meter raise meter to a minimum 12 inches above floor
- Basement Water Meter remove meter from pit
- Basement Water Meter service valves not functional or correct
- Basement Water Piping improper fittings or usage
- Basement Water Piping improper piping or usage
- Basement Water Piping pipe sizing incorrect
- Basement Water Piping provide water piping to all fixtures and appliances
- Basement Water Piping repair or replace all corroded, broken or leaking piping
- Basement Water Piping run 1 inch water line from meter to first major take off
- Basement Water Piping run all water pipe over head and omit all lead on outlet side of meter.
- Exterior Lawn Hydrants Requires backflow assembly or device
- Exterior Piping Vents Broken piping; no flashing
- Exterior Piping Vents Need one full size vent through roof a minimum of 3 inches with proper flashing
- Exterior Piping Vents Verify all first floor fixtures are individually vented.
- First Floor Gas Piping range gas shut off; connector or piping incorrect
- First Floor Lavatory unvented
- First Floor Lavatory waste incorrect
- First Floor Tub and Shower faucet is missing, broken or parts missing
- First Floor Tub and Shower fixture is broken or parts missing
- First Floor Tub and Shower incorrectly vented
- First Floor Tub and Shower provide anti-scald valve
- First Floor Tub and Shower replace waste and overflow
- First Floor Tub and Shower Vitrious china on fixture need correction
- First Floor Tub and Shower waste incorrect
- First Floor Kitchen Sink incorrectly vented
- First Floor Kitchen Sink waste incorrect
- First Floor Kitchen Sink Fix spray or cover fixture hole properly.
- Second Floor Bathroom Tub and Shower East faucet is missing, broken or parts missing
- Second Floor Bathroom Tub and Shower East incorrectly vented
- Second Floor Bathroom Tub and Shower East provide anti-scald valve
- Second Floor Bathroom East Provide faucet with proper air gap
- Second Floor Kitchen Sink East faucet is missing, broken or parts missing
- Second Floor Kitchen Sink East incorrectly vented
- Second Floor Gas Piping East range gas shut off; connector or piping incorrect
- Second Floor Gas Piping West range gas shut off; connector or piping incorrect

- Second Floor Sink West waste incorrect
- Second Floor Toilet Facilities West water piping incorrect
- Second Floor Tub and Shower West faucet is missing, broken or parts missing
- Second Floor Tub and Shower West provide anti-scald valve
- Second Floor Tub and Shower West provide stopper
- Second Floor Tub and Shower West Replace faucet with proper air gap.
- Second Floor Tub and Shower West water piping incorrect

HEATING Inspector: Maureen Hanson Phone: 651-266-9043

- Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve
- Install approved automatic gas valve for furnace/boiler
- Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
- Install approved metal chimney liner
- Connect boiler and water heater venting into chimney liner
- Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Provide support for gas lines to code
- Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
- Provide heat in every habitable room and bathrooms including unit 2 kitchen.
- Install boiler pressure relief valve and/or pipe boiler relief valve discharge to within 18 inches of the floor
- Provide back flow preventer on city water fill line to hot water heating system and/or pipe vent as required
- Repair or replace radiators hand valves as needed
- Gas hydronic mechanical permits are required for this work

ZONING

- 1. This property is in a(n) RT1 zoning district.
- 2. This property was inspected as a Triplex.

This property was inspected as a Triplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

Notes:

- See attachment for permit requirements and appeals procedure.
- This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.

- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.
- The building is approved for 1 dwelling units but contains 3 dwelling units. Obtain approval for additional units or remove the excess dwelling units. If the additional units are approved, maintain the required fire-separation between dwelling units and between units and common area.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger Code Compliance Officer JLS:ml Attachments